

199908130025

Survey in the SE1/4 of the NE1/4 and in the SW1/4 of the NE1/4 and in the NW1/4 of the NE1/4 and in the NE1/4 of the NE1/4 Section 29, Twp. 33 N., Rng. 4 E., W.M. and in the NW1/4 of the NW1/4 Section 28, Twp 33 N., Rng. 4 E., W.M.

Short Plat No. 97-0041

199908130025  
Kathy Hill, Skagit County Auditor  
8/13/1999 Page 1 of 2 10:02:10AM

FOUND 1 1/4" IRON PIPE  
WITH PLUG AND TACK IN  
ROCK PILE  
9/28/92

### Addresses

- LOT 1 = 19737 TROPHY LANE
- LOT 2 = 19732 TROPHY LANE
- LOT 3 = 19980 TROPHY LANE
- LOT 4 = 19987 TROPHY LANE

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	145.00'	15°35'04"	39.44'
C2	145.00'	21°56'21"	55.52'
C3	145.00'	52°28'35"	132.80'
C4	45.00'	48°09'34"	37.82'
C5	45.00'	49°42'50"	39.05'
C6	45.00'	41°48'37"	32.84'
C7	45.00'	88°28'33"	69.49'
C8	45.00'	48°13'12"	37.87'
C9	115.00'	90°00'00"	180.64'
C10	85.00'	90°00'00"	133.52'

LINE TABLE		
#	BEARING	DISTANCE
L1	S00°47'28"W	30.01'
L2	S00°47'28"W	24.68'
L3	S87°45'06"E	9.13'
L4	S87°45'06"E	30.01'
L5	S87°41'28"E	90.00'
L6	N00°47'06"E	30.01'
L7	N00°47'06"E	30.01'
L8	N00°47'06"E	30.01'
L9	S87°43'17"E	150.05'
L10	S00°47'06"W	56.21'
L11	N87°43'17"W	60.90'
L12	N87°43'17"W	38.15'
L13	S00°45'06"W	56.13'
L14	N00°47'06"E	4.44'
L15	S00°45'06"W	150.05'
L16	N87°43'17"W	150.05'
L17	S00°47'06"W	158.87'

### Legend

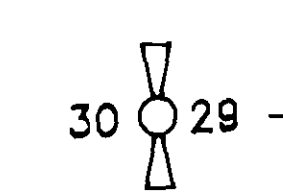
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

■ Access location

== Existing roadway

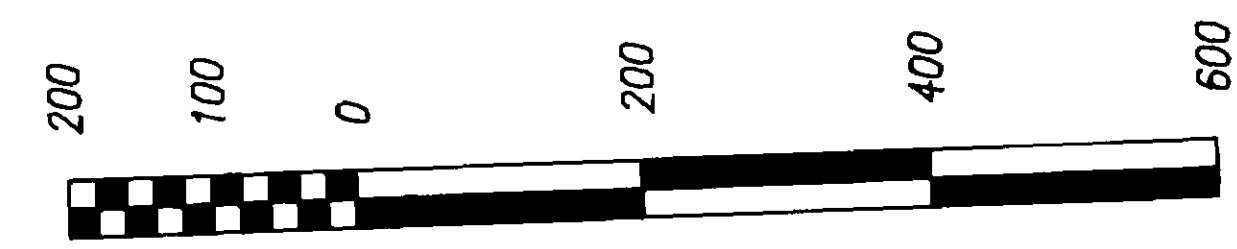
□ See Note 5 Sheet 1.

— PCA — Protected Critical Area Boundary



N87°48'45"W 2657.72'

N00°45'06"E 2608.60'



Scale in Feet

COMPUTED FROM R & L  
SURVEY AF#8003240034  
VOL.3 PAGE 26 OF SURVEYS

ACCESS EASEMENT NOTE:  
NON-EXCLUSIVE EASEMENT 60 FEET WIDE FROM BULSON ROAD  
TO THE CUL-DE-SAC ON THE LINE BETWEEN LOT 2 AND LOT 3,  
(INCLUDES THOSE EASEMENTS CONVEYED IN A.F.#9812030041  
AND A.F.#9812040035), FOR INGRESS, EGRESS, AND UTILITIES  
TO LOT 1, LOT 2, LOT 3, AND LOT 4 OF THIS SHORT PLAT.

MAIN ROOM OF THE DEAN & MARY  
HOLT RESIDENCE REFERRED TO IN  
A.F.#9812030041.

VIEW EASEMENT  
SEE A.F. No. 9812030041  
(PARCEL 1 OF EXHIBIT D)

VIEW EASEMENT  
SEE A.F. No. 9812040035  
(PARCEL 3 OF EXHIBIT D)

VIEW EASEMENT  
SEE A.F. No. 9812030041  
(PARCEL 2 OF EXHIBIT D)

VIEW EASEMENT  
SEE A.F. No. 9812030041  
(PARCEL 2 OF EXHIBIT D)

30' EASEMENT FOR INGRESS,  
EGRESS, AND UTILITIES TO LOT 4

30' EASEMENT FOR ACCESS  
AND UTILITIES  
SEE AF#110090095 FOR  
ADDITIONAL INFORMATION.

6/10/99  
FOUND CONCRETE MONUMENT WITH  
2" BRASS CAP  
LS 17651

FOUND "JUDY" CAP  
9/14/84

35' EASEMENT, SEE  
AF#9812040035.

30' EASEMENT, SEE  
AF#9812040035

30' EASEMENT, SEE  
AF#9812030041

FOUND 1" IRON PIPE  
WITH PLUG AND TACK  
IN ROCK PILE  
12/29/84

AUDITOR'S CERTIFICATE

Filed for record this 13 day of Aug  
1999 at 2 minutes past 10 o'clock  
A.M., and recorded in Volume  
of Short Plats at page  
Skagit County, Wa.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey  
made by me or under my direction in  
conformance with the Survey Recording  
Act in May 1997 at the request  
of Marion Larkin

John L. Abenroth CERT#17651  
Date 5/10/99



**Skagit**  
**Surveyors & Engineers** LLC  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Short Plat for  
Marion Larkin

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			97062	djm	JLA	05MAY97	1" = 200'	2 OF 2



199908130025

Survey in the SE1/4 of the NE1/4 and in the SW1/4 of the NE1/4  
and in the NW1/4 of the NE1/4 and in the NE1/4 of the NE1/4  
and in the SE1/4 of the NW1/4 Section 29, Twp. 33 N., Rng. 4 E., W.M.  
and in the NW1/4 of the NW1/4 Section 28, Twp. 33 N., Rng. 4 E., W.M.

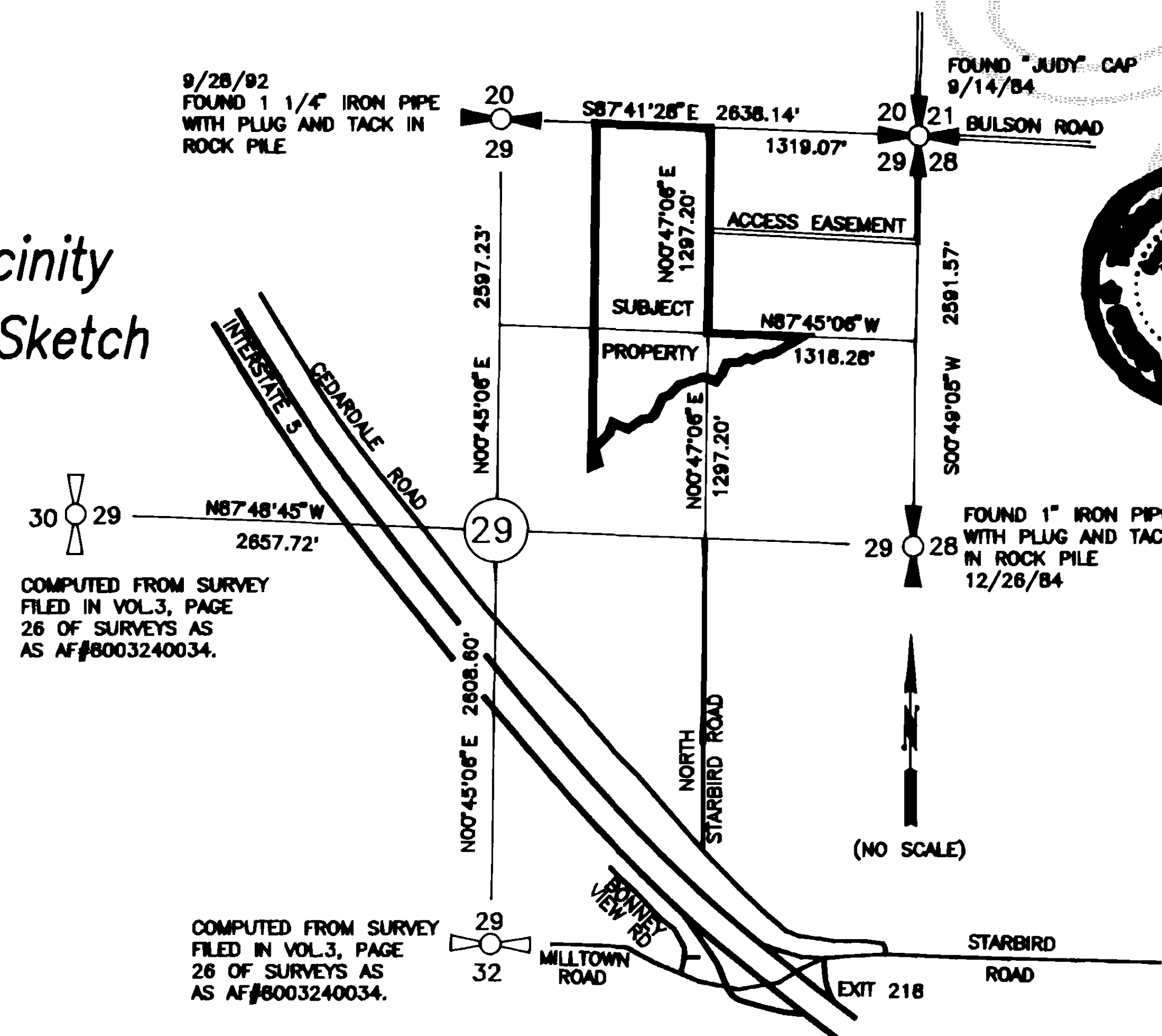
## Legal Description

That portion of the West 1/2 of the Northeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M., Skagit County, Washington, lying Northerly of a year-round stream that flows from East to West and lying East of the following described North-South line: Beginning at a 3/4 inch iron pipe marking the North 1/4 corner of Section 29, Township 33 North, Range 4 East, W.M.; thence S87°51'54"E along the North line of said Section, a distance 596.99 feet to an iron pipe capped and stamped Steele 13138, being the point of beginning of the herein described line; thence S00°34'33"E parallel to the centerline of said Section (and passing 100 feet East of the mid-point of an existing building) to the centerline of a year-round stream that flows from East to West and the terminus of said line; ALSO that portion of the East 1/2 of the South 1/2 of the Northeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Northerly of said year-round stream.

## Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreements filed under A.F. No. 199908130025, A.F. No. 9812030041 & A.F. No. 9812040035
3. Basis-of-bearings - Assumed S87°41'28"E on the North line of the Northeast Quarter of Section 29.
4. Zoning - Rural (RU)
5. Sewer - Alternative systems are proposed for Lot(s) 1 thru 4 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station and meets or exceeds the standards contained in WAC 332-130-090.
7. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement.
10. Potential buyers should recognize that Fisher Creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
11. Well protection zone easement to Lot 3 on a portion of Lot 2. (See note 9)
12. This property may also be encumbered by easements or reservations contained in documents filed in Volume 123 of Deeds at Page 303; AF#533687; AF#718745; AF#8807130006; AF#8808030050; AF#9208210076; AF#9301140036; AF#9306160078; AF#9308100146; AF#9705120092; AF#9812040035; AF#9812030041.

Vicinity  
Sketch



Short Plat No. 97-0041

199908130025  
Kathy Hill, Skagit County Auditor  
8/13/1999 Page 2 of 2 10:02:10AM

## Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Marion J. Larkin  
Willa J. Larkin VP  
RAINIER CREDIT COMPANY

## Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Marion J. Larkin signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature John L. Aberneth Title Notary  
Date June 25, 1999 My appointment expires Nov. 1, 1999

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Doug Rowell signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the SENIOR VICE PRESIDENT of WASHINGTON FEDERAL SAVINGS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Cheryl C. Holmstrom  
Title Notary Public Date 6-25-99  
My appointment expires 10-15-2000

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that CECILIA L. JOHNSON signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Rainier Credit Company dba Seafirst Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Cheryl C. Holmstrom  
Title Notary Public Date 06-25-99  
My appointment expires 7-1-2002

## Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1999.

Judith M. Menich 8/5/99  
Skagit County Treasurer Date

## Approvals

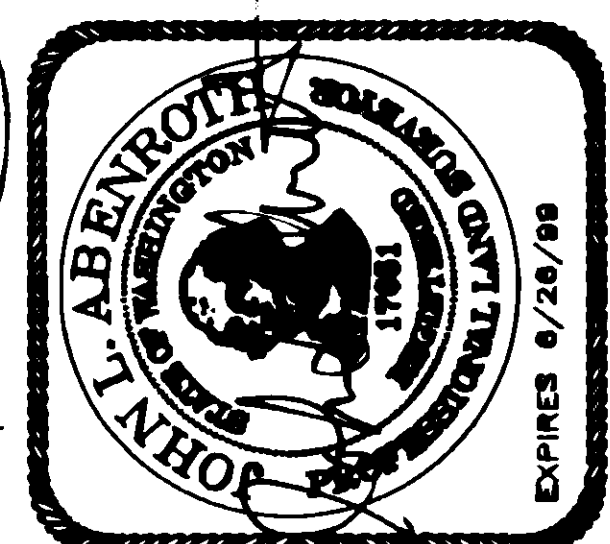
The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this \_\_\_ day of \_\_\_ 1999.

Tom Ken  
Short Plat Administrator  
Mark  
County Engineer 8-8-99

Short Plat for  
Marion Larkin

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_ day of \_\_\_ 1999 at \_\_\_ minutes past \_\_\_ o'clock  
m, and recorded in Volume \_\_\_ of  
Short Plats at page \_\_\_ records of  
Skagit County, Wa.  
Cheryl Hill  
County Auditor or Deputy Auditor  
A.F. # 199908130025

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1997 at the request of Marion Larkin  
John L. Aberneth CERT#17651  
Date 5/11/99



**Skagit Surveyors & Engineers, LLC**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			97062	djm	JLA	05MAY97		1 OF 2